



February 17, 2004 CPC
March 10, 2004 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0197

River's Bend East, LLC

Bermuda Magisterial District
Enon Elementary School, Chester Middle School and
Thomas Dale High School Attendance Zones
North line of Meadowville Road

REQUEST: Rezoning from Agricultural (A) and General Industrial (I-2) to Residential (R-12) with Conditional Use Planned Development to permit recreational and limited commercial use.

PROPOSED LAND USE:

A single family residential subdivision with supporting recreational and commercial uses is planned. The applicant has agreed to limit the development to a maximum of 400 dwelling units (Proffered Condition 6), yielding a density of approximately 1.2 dwelling units per acre, plus a maximum of twenty-five (25) acres of recreational and limited commercial uses. (Proffered Condition 7)

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 THROUGH 7.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses conform to the Consolidated Eastern Area Plan which suggests the portion of the property east of North Enon Church Road is appropriate for residential use of 1.5 dwelling units per acre or less and that the

portion of the request property west of North Enon Church Road is appropriate for additional residential use of 1.5 dwelling units per acre or less with provisions to ensure that such residential development does not adversely impact future area industrial development. Further, the non-residential uses comply with the Plan which suggests that such uses are appropriate within a coordinated development.

- B. As recommended by the Riverfront Plan, a proffered condition establishes a tree save area along the steep slopes and their crest to foster bluff and viewshed conservation.
- C. The proffered conditions address the impact of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools, parks, libraries, fire stations and transportation facilities is identified in the County's adopted Public Facilities Plan, Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

The Owners-Applicants in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the properties known as Chesterfield County Tax ID Numbers 822-661-2045-00000, 825-661-6811-00000, 826-661-8420-00000 and 825-660-9979-00000 and 827-662-2285-00000 (the "Property") under consideration will be developed according to the following conditions if, and only if, the rezoning requests for R-12 with Conditional Use Plan Development as set forth in the above heading and the application filed herein is granted. In the event the request is denied or approved with conditions not agreed to by the Owners-Applicants, these proffers and conditions shall be immediately null and void and of no further force or effect.

- (STAFF/CPC) 1. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)
- (STAFF/CPC) 2. The public water and wastewater systems shall be used. (U)

(STAFF/CPC)

3. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of each building permit for infrastructure improvements within the service district for the property.
 - A. The amount approved by the Board of Supervisors not to exceed \$9000.00 per dwelling unit adjusted upward by any increase in the Marshall Swift Building cost index between July 1, 2003, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2003.
 - B. Provided however that if any building permits issued on the property are for senior housing, the units of which meet the occupancy requirements for age "55 or over" housing as set forth in Section 3607 of the Fair Housing Act, 42 USC Section 3601 et seq., as amended by the Fair Housing Amendments Act of 1988, and of 24 CFR Section 100.304 in effect as of the date of the Rezoning, and which are subject to the occupancy requirements that no person under 19 shall reside in such unit, the amount approved by the Board of Supervisors, but not to exceed \$4,815 per dwelling unit as adjusted upward by any increase in the Marshall and Swift Building Costs Index between July 1, 2003, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2003. At the time of payment, the \$4,815 will be allocated pro-rata among the facility costs as follows: \$598 for parks and recreation, \$325 for library facilities; \$3547 for roads, and \$346 for fire stations. Payments in excess of \$4815 shall be prorated as set forth above.
 - C. Provided further, the cash proffer payment for the initial 130 units shall be reduced by the transportation component (\$3,547 as adjusted in Proffered Condition 3.A.) for the improvements described in Proffered Condition 8.c.i. and performed by the Developer, subdivider or assignee. After 130 units or if the Developer, subdivider or assignee does not construct the improvements described in Proffered Condition 8.c.i. as determined by the Transportation Department, the Developer, subdivider or assignee shall commence paying cash proffers in accordance with Proffered Conditions 3.A. and B.
 - D. If any of the Cash proffers are not expended for the purpose designated by the Improvements Program within fifteen (15) years from the date of payment, they shall be returned in full

to the payor. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County. (B&M,T)

(STAFF/CPC)

4. Residential (R-25)

All lots in Tract 2 as shown on Exhibit "A" shall have a minimum lot area of 25,000 square feet. (P)

(STAFF/CPC)

5. Residential (R-15)

All lots in Tract 1 as shown on Exhibit "A" shall have a minimum lot area of 15,000 square feet. (P)

(STAFF/CPC)

6. Density. The total number of single family residential units allowed on the Property shall not exceed 400 units. (P)

(STAFF/CPC)

7. Recreation/Commercial Areas. At the election of the developer, active and passive recreation areas may be provided. These areas shall be limited to a maximum cumulative total of twenty-five (25) acres.

(A) Within the area designated as proposed recreation site and future river features on Exhibit "A", the Applicant may provide marina facilities, including a restaurant, ramps, boat storage, convenience sales, not limited to the sale of gasoline and other products relating to marine activity. Such development shall conform to Emerging Growth District Standards for C-2 Districts.

(B) Within the area designated proposed clubhouse site the following uses shall be permitted:

(1) Indoor and outdoor recreational uses subject to the following:

- a) a fifty (50) foot buffer shall be provided along the perimeter of all active recreational facilities, except where adjacent to any existing or proposed road or waterfront.
- b) Outdoor playfields, courts, swimming pools and similar active recreational areas shall be set back a minimum of 100 feet from any

proposed or existing single family residential lot line and a minimum of fifty (50) feet from any existing or proposed public road. Nothing herein shall prevent the development of any indoor facilities and/or parking within the 100 foot setback.

(2) Restaurant. Such development shall confirm to Emerging Growth District Standards for C-2 Districts.

(C) Indoor and outdoor recreational uses are permitted within all tracts subject to the restrictions outlined in (b) (1). (P)

(STAFF/CPC)

8. To provide an adequate roadway system, the developer shall be responsible for the following improvements:

(a) Widening/improving on the north side of Meadowville Road west of North Enon Church Road to provide an eleven (11) foot wide travel lane, measured from the centerline of the road, with an additional one (1) foot wide paved shoulder and a seven (7) foot wide unpaved shoulder, with modifications approved by the Transportation Department, for the entire property frontage.

(b) Construction of additional pavement along Meadowville Road west of North Enon Church Road at each approved access to provide left and right turn lanes, if warranted, based on Transportation Department Standards.

(c) (i) Construction of a new relocated Meadowville Road, to include a twenty-four (24) foot wide pavement section and six (6) foot wide shoulders with modifications approved by the Transportation Department, from approximately 3,500 feet east of I-295 to the southern boundary of the property (a distance of approximately 2,000 feet). The exact length and alignment of these improvements shall be approved by the Transportation Department.

OR

(ii) Reconstruction of existing Meadowville Road to provide two (2) eleven (11) foot wide travel lanes with additional one (1) foot wide paved shoulders and give (5) foot wide unpaved shoulders, with

modifications approved by the Transportation Department, from approximately 0.8 mile east of I-295 to the southern boundary of the property (a distance of approximately 1,200 feet). The exact length of this improvement shall be approved by the Transportation Department.

- (d) Dedication to and for the benefit of Chesterfield County, free and unrestricted, of any additional right-of-way (or easement) required for the improvements identified above. (T)

- (STAFF/CPC) 9. Prior to any construction plan approval, a phasing plan of the required road improvements identified in Proffered Condition 8 shall be submitted to and approved by the Transportation Department. The approved phasing plan shall require that the road improvements outlined in Proffered Condition 8.c. to be completed as determined by the Transportation Department prior to the recordation of more than a cumulative total of fifty (50) lots or one (1) year from the date of recordation of the initial subdivision plat, whichever occurs first. (T)
- (STAFF/CPC) 10. Direct access from the property to Meadowville Road west of Enon Church Road shall be limited to three (3) public roads. The exact location of these accesses shall be approved by the Transportation Department. (T)
- (STAFF/CPC) 11. In conjunction with recordation of the initial subdivision plat, thirty-five (35) feet of right-of-way along the north side of Meadowville Road west of North Enon Church Road, measured from the centerline of that part of Meadowville Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
- (STAFF/CPC) 12. A 100 foot buffer shall be provided along western boundary as shown on Exhibit A. This buffer shall be located in common open space and shall comply with the requirements of the Zoning Ordinance for 100 foot buffers, Sections 19-520, 19-521(a) through (g) and 19-522. (P)
- (STAFF/CPC) 13. Subdivision plats shall include notes informing future property owners within the development of anticipated industrial development in the area. (P)
- (STAFF/CPC) 14. A Tree Save Area shall be established which shall extend along the steep slopes of the James River and 10' back from the crest of the hill. It is the intent of this proffer to: (1) protect the overall forest

canopy along the steep slopes, by prohibiting, subject to the below conditions, the removal of trees on said steep slopes; (2) allow the removal of trees below the steep slopes at the discretion of the developer, his heirs, successors and assigns; (3) allow, even within the tree protection zone, (a) the removal of trees and/or brush being less than 6 inches in diameter, (b) the removal of dead and/or diseased trees or diseased limbs of trees; and/or (c) the removal of limbs of trees in the tree protection zone ("limbing up") in order to provide for scenic vistas from home sites located within the development located along the banks of the James River. The exact location of all tree save area shall be established at the time of tentative subdivision review.

It is the further intent of this proffer to protect the forest canopy on the steep slopes of the James River as it meanders by the development so as to preserve its view from the river, but allow the developer, its heirs and/or successors and/or assigns to remove and trim trees in order to provide scenic view of the river from the lots to be developed and sold along the river bank. (P)

- (STAFF/CPC) 15. Areas Along Roads. A fifty (50) foot area north of Meadowville Road as required by Section 17-70 of the Subdivision Ordinance shall be maintained by the homeowners association. (P)

GENERAL INFORMATION

Location:

North line of Meadowville Road at North Enon Church Road, south of the James River. Tax IDs 822-661-Part of 2045, 825-660-9979, 825-661-6811, 826-661-8420 and 827-662-2285 (Sheets 27 and 28).

Existing Zoning:

A and I-2

Size:

347.8 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - The James River
South - I-2, R-25 and A; Single family residential or vacant
East - R-25; Single family residential, the James River or vacant
West - I-2; Vacant

UTILITIES

Public Water System:

There is an existing twenty-four (24) inch water line extending along a portion of Meadowville Road and terminates east of I-295, at a point approximately 4,100 feet southwest of the request site. In addition, a sixteen (16) inch water line extends along a portion of North Enon Church Road and terminates adjacent to Mount Blanco Subdivision, approximately one (1) mile south of this site. Use of the public water system is intended and has been proffered. (Proffered Condition 2)

Public Wastewater System:

The public wastewater system is not directly available to serve the request site. To provide public wastewater service, an off-site extension of approximately 6,200 feet from River's Bend Wastewater Pump Station west of I-295 (adjacent to River's Bend Subdivision, Section 6) to the western boundary of this site must be provided. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 2)

ENVIRONMENTAL

Drainage and Erosion:

The property is adjacent to, and drains directly into, the James River and its associated floodplains and wetlands. There are currently no on- or off-site drainage or erosion problems. There are, however, some very steep slopes in the area that will become highly erodible once disturbed. This will be addressed once the tentative subdivision is submitted to the subdivision review team. The property is wooded and should not be timbered without the applicant first obtaining a land disturbance permit and adequate erosion control measures are in place. (Proffered Condition 1)

Water Quality:

The entire northern property line abut the James River and its associated floodplains and wetlands and is therefore subject to a 100 foot conservation area with very limited uses.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and further detailed by specific departments herein. This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that emergency services (EMS) calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on 400 dwelling units, this request will generate approximately 115 calls for fire and EMS services each year. The applicant has addressed the impact on fire and EMS service. (Proffered Condition 3)

The new River's Bend Fire Station, Company Number 18, will be the primary fire protection and emergency medical service provider for this development. The new station is scheduled to open by spring of this year. The Enon Fire Station, Company Number 6, and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Schools:

Approximately 216 students will be generated by this development. This site lies in the Enon Elementary School attendance zone: capacity - 562, enrollment - 599; Chester Middle School zone: capacity - 825, enrollment - 762; and Thomas Dale High School zone: capacity - 1,840, enrollment - 2,045.

This request will have an impact on all schools involved. The elementary and high schools are currently over capacity. There are currently four (4) trailers at Enon Elementary School. The applicant has fully addressed the impact on school facilities. (Proffered Condition 3)

Libraries:

Consistent with the Board of Supervisors' Policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Even if the facility improvements that have been made since the Public Facilities Plan was published are taken into account, there is still an unmet need for additional library space throughout the County.

The development would most likely impact the Enon Library. The Public Facilities Plan identifies a need to expand this facility. The applicant has addressed the impact of this proposed development on library facilities. (Proffered Condition 3)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Public Facilities Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations. The Plan also identifies the unmet demand for greenways and trails in the County, and the need for additional access points to the James and Appomattox Rivers. Specifically, the Plan identifies the need for a neighborhood park in this census tract.

The Riverfront Plan calls for the County “to immediately establish river access at targeted places, linking trails and existing and proposed public facilities along the riverfront to interior locations”. The applicant has offered measures to assist in addressing the impact of this proposed development on these parks and recreation facilities (Proffered Condition 3). Staff supports the idea of a mixed-use community adjacent to the planned Meadowville Technology Park (MTP) and remains open to a partnership to provide a linear park through MTP to proposed river features.

Meadowville Farm, located on the request site, was identified in O’Dell’s Chesterfield County: Early Architecture and Historic Sites. The large farmhouse was apparently destroyed by fire in the 1970’s.

Transportation:

The property (approximately 348 acres) is currently zoned half Agricultural (A) and the other half General Industrial (I-2). The applicant is requesting rezoning to Residential (R-12) with Conditional Use Planned Development that will allow a residential project with supporting recreation and some commercial uses. The recreation and commercial uses are intended to primarily serve the residents of this development. The applicant has proffered that the residential development will not exceed 400 units (Proffered Condition 6). Based on single family trip rates, development could generate approximately 3,730 average daily trips. These vehicles will be distributed along Meadowville Road and North Enon Church Road, which had 2003 traffic counts of 282 and 653 vehicles per day, respectfully.

The Thoroughfare Plan identifies the section of Meadowville Road, adjacent to the property, as a collector with a recommended right of way width of seventy (70) feet. The applicant has proffered to dedicate thirty-five (35) feet of right of way, measured from the centerline of Meadowville Road, in accordance with that Plan. (Proffered Condition 11)

Access to collectors, such as Meadowville Road, should be controlled. The applicant has proffered that direct access from the property to Meadowville Road will be limited to three (3) public roads (Proffered Conditions 10). The applicant’s Exhibit A generally shows the location of these accesses.

The Subdivision Ordinance requires that subdivision streets must conform to the Planning Commission's Stub Road Policy, which suggests that traffic volumes on those streets should not exceed an acceptable level of 1,500 vehicles per day. In accordance with the Stub Road Policy, residential collector streets may be required through parts of the property; especially, those streets that serve the recreation and clubhouse sites. Specific recommendations regarding the need for these residential collector streets will be addressed at time of tentative subdivision review.

The traffic impact of this development must be addressed. The applicant has proffered to: 1) construct left and right turn lanes along Meadowville Road at each public road intersection based on Transportation Department standards; and 2) widen the north side of Meadowville Road to a total travel way width of eleven (11) feet measured from the centerline with an additional one (1) foot wide paved shoulder plus a seven (7) foot wide unpaved shoulder for the entire property frontage (Proffered Conditions 8.a. and b.). Based on Transportation Department standards, left and right turn lanes along Meadowville Road will be warranted at each public road intersection.

Most area roads near the development have little or no shoulder, fixed objects adjacent to the edge of the pavement and poor vertical and horizontal alignments. The roads need to be improved to address safety and accommodate the increase in traffic generated by this development. Meadowville Road and North Enon Church Road will be most directly impacted by development of this property. Sections of these roads have sixteen (16) to nineteen (19) feet of pavement with no shoulders. Meadowville Road and North Enon Church Road can accommodate (Level of Service A and B, respectively) the low volumes of traffic they currently carry.

As development continues in this part of the county, traffic volumes on area roads will substantially increase. Cash proffers alone will not cover the cost of the improvements needed to accommodate the traffic increases. There are no public road improvements currently included in the Six-Year Improvement Plan. An industrial access project, serving the 1,580 acre Meadowville Technology Park, is expected to be constructed this Summer. The project includes the reconstruction of approximately 0.7 miles of existing Meadowville Road, East of 1-295.

The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of this development (Proffered Condition 3). The applicant has also proffered to construct a new section of Meadowville Road or widen a section of existing Meadowville Road (Proffered Condition 8.c.). The new section of Meadowville Road will serve additional property within the Meadowville Technology Park, as well as the proposed residential development. The widened section of the existing road would predominately serve the proposed residential development, and would probably be eliminated with development in the Park. The applicant has proffered that if he constructs a new section of Meadowville Road, that work will be done in exchange for an equivalent cash proffer payment amount (Proffered Condition 3.C). Cash proffer credit would not be given for widening of existing Meadowville Road.

Specifically, if a new section of Meadowville Road is constructed from approximately 3,500 feet east of I-295 (generally at the end of the planned Industrial Access Project) to the southern boundary of the subject property (a distance of approximately 2,000 feet), the work will be done instead of paying the transportation component of the cash proffer for the initial 130 units. The applicant has proffered that in conjunction with the initial development of the property (i.e., prior to recordation of more than fifty (50) lots or within one (1) year from the date of recording the initial subdivision plat, whichever occurs first), this new road will be provided. (Proffered Condition 9)

Staff calculated the value of the new road construction to be approximately equivalent to \$460,000 of cash proffers based solely on limited construction estimates from other projects. The actual cost of this construction cannot be determined until the work is complete and may be more or less than this estimated amount. If others provide this new section of Meadowville Road, the proffered condition will require payment of the cash instead of the road improvement.

At time of tentative subdivision review, specific recommendations will be provided regarding access and the proposed internal street network.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	400*	1.00
Population Increase	1,088	2.72
Number of New Students		
Elementary	96.00	0.24
Middle	52.00	0.13
High	68.00	0.17
TOTAL	216.00	0.54
Net Cost for Schools	1,938,000	4,847
Net Cost for Parks	277,200	693
Net Cost for Libraries	150,000	375
Net Cost for Fire Stations	160,400	401
Average Net Cost for Roads	1,643,600	4,109
TOTAL NET COST	4,170,000	10,425

*Based on a proffered maximum number of units (Proffered Condition 6). The actual number of units developed and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development. The applicant has been further advised that a maximum proffer of \$4,815 per unit would defray the cost of capital facilities necessitated by development of the age-restricted portion of the proposed development, as it will not have an increased impact on school facilities. Consistent with the Board of Supervisors' Policy, and proffers accepted from other applicants, the applicant has offered cash and road improvements to assist in defraying the cost of this proposed zoning on such capital facilities. The roads impact could be partially offset by improvements performed by the applicant. Under this option, the cash proffer would be reduced by the road component on the initial 130 units.

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the proffers as offered.

LAND USE

Comprehensive Plan:

The request properties lie within the boundaries of the Consolidated Eastern Area Plan which suggests the portion of the property east of North Enon Church Road is appropriate for residential use of 1.5 dwelling units per acre or less and that the portion of the request property west of North Enon Church Road is appropriate for additional residential use of 1.5 dwelling units per acre or less with provisions to ensure that such residential development does not adversely impact future area industrial development. The Plan also suggests that convenience commercial nodes may also be appropriate within such a coordinated development subject to adequate access and a design that incorporates an internal focus with open spaces and pedestrian connections.

The Riverfront Plan, a component of the Comprehensive Plan, identifies the importance of the James River as a natural resource. The Plan encourages protection of environmentally sensitive areas along the River such as stream tributaries, shorelines, wetlands, steep slopes and highly erodible areas, suggests coordinated public access to the river, and promotes bluff and viewshed conservation to and from the river.

Area Development Trends:

The request property is bounded to the north by the James River. Properties to the south of Meadowville Road and to the west are zoned General Industrial (I-2) and are optioned by the County's Industrial Development Authority for a planned industrial park. Properties to the east and south (east of North Enon Church Road) are zoned Residential (R-25) and Agricultural and are occupied by single family dwellings or are currently vacant. Residential development at densities consistent with the Plan is expected to continue east of North Enon Church Road and industrial development is planned in the area south and west of the request site in accordance with the Plan.

Site Design:

The applicant has proffered a maximum of 400 dwelling units yielding a density of approximately 1.2 dwelling units per acre (Proffered Condition 6). In addition, minimum lot sizes are established which are greater than 12,000 square feet for Tracts 1 and 2 as shown on Exhibit "A". Within Tract 1, lot sizes will be a minimum of 15,000 square feet (Proffered Condition 5) and, within Tract 2 lot sizes will be a minimum of 25,000 square feet (Proffered Condition 4). Tract 3 will contain lots with a minimum area of 12,000 square feet in accordance with the proposed zoning to Residential (R-12). All other bulk lot and building requirements (i.e. setbacks and lot widths) will conform to the requirements of the Residential (R-12) District.

Commercial and Recreational Nodes:

The applicant has submitted a master plan (Exhibit "A") that conceptually depicts four (4) areas labeled "Proposed Recreation Site", "Proposed River Feature" (Two (2) sites) and "Proposed Clubhouse Site" where a mixture of recreational and Convenience Business (C-1) uses are proposed. The areas designated for these uses are limited to a maximum cumulative total of twenty-five (25) acres. Specifically, within the sites designated as proposed recreational site and future river features, marina facilities, including a restaurant, ramps, boat storage, and convenience sales not limited to sale of gasoline and other products relating to marine activity, would be permitted. Within the area designated proposed clubhouse site, indoor and outdoor recreational uses and a restaurant would be permitted. These commercial and recreational nodes are intended to provide limited commercial and recreational services to residents within the planned community. The permitted recreational uses would be subject to buffers and setbacks typical to recreational uses within similar residential developments. The permitted commercial uses would be subject to the development standards of Emerging Growth District Areas within Neighborhood Business (C-2) Districts which address vehicular and pedestrian access, landscaping, architectural treatment, setbacks, parking, signs, buffers and utilities and ensure compatibility with the surrounding residential areas. (Proffered Condition 7)

Buffers:

As previously noted, the Consolidated Eastern Area Plan suggests that residential use generally west of North Enon Church Road and north of Meadowville Road, is appropriate with provisions to ensure that such residential development does not adversely impact future area industrial development. The Plan suggests these provisions should include the establishment of 200 foot buffers between such residential use and anticipated industrial uses. Proffered Condition 12 provides that a vegetated 100 foot buffer will be provided along the western boundary as shown on Exhibit "A". The remaining 100 foot buffer will be provided on the adjacent General Industrial (I-2) property.

A 200 foot buffer is not proposed between the proposed residential zoning and the adjacent General Industrial (I-2) property to the south. At the time this adjacent industrial property

develops, a 200 foot setback will apply on the industrially zoned property. In addition, buffers in accordance with the Subdivision Ordinance will be required on the request property.

Tree Save Area:

The County's Riverfront Plan recommends that care should be taken to conserve the natural and rural character of the landscape as seen from the James River. In addition, the Plan encourages protection of environmentally sensitive areas along the River such as stream tributaries, shorelines, wetlands, steep slopes and highly erodible areas, suggests coordinated public access to the river, and promotes bluff and viewshed conservation to and from the river. Proffered Condition 14 establishes a tree save area along the steep slopes of the James River and within a ten (10) foot area on the landward side of the river bluff. The proffer permits the developer to remove trees and brush less than six (6) inches in caliper and those that are dead or diseased and allows removal of limbs (limbing up) to provide for views of the river from the development. (Proffered Condition 14)

Notification to Future Property Owners:

The Plan recommends that should this area be developed for residential use, notes should be recorded on subdivision plats informing future owners of anticipated industrial development on adjacent parcels. (Proffered Condition 13)

CONCLUSIONS

The proposed zoning and land uses conform to the Consolidated Eastern Area Plan which suggests the portion of the property east of North Enon Church Road is appropriate for residential use of 1.5 dwelling units per acre or less and that the portion of the request property west of North Enon Church Road is appropriate for additional residential use of 1.5 dwelling units per acre or less with provisions to ensure that such residential development does not adversely impact future area industrial development. Further, the non-residential uses comply with the Plan which suggests that such uses are appropriate within a coordinated development.

As recommended by the Riverfront Plan, a proffered condition establishes a tree save area along the steep slopes and along their crest to foster bluff and viewshed conservation.

The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of the County citizens.

Given these considerations, approval of this request is recommended.

CASE HISTORY

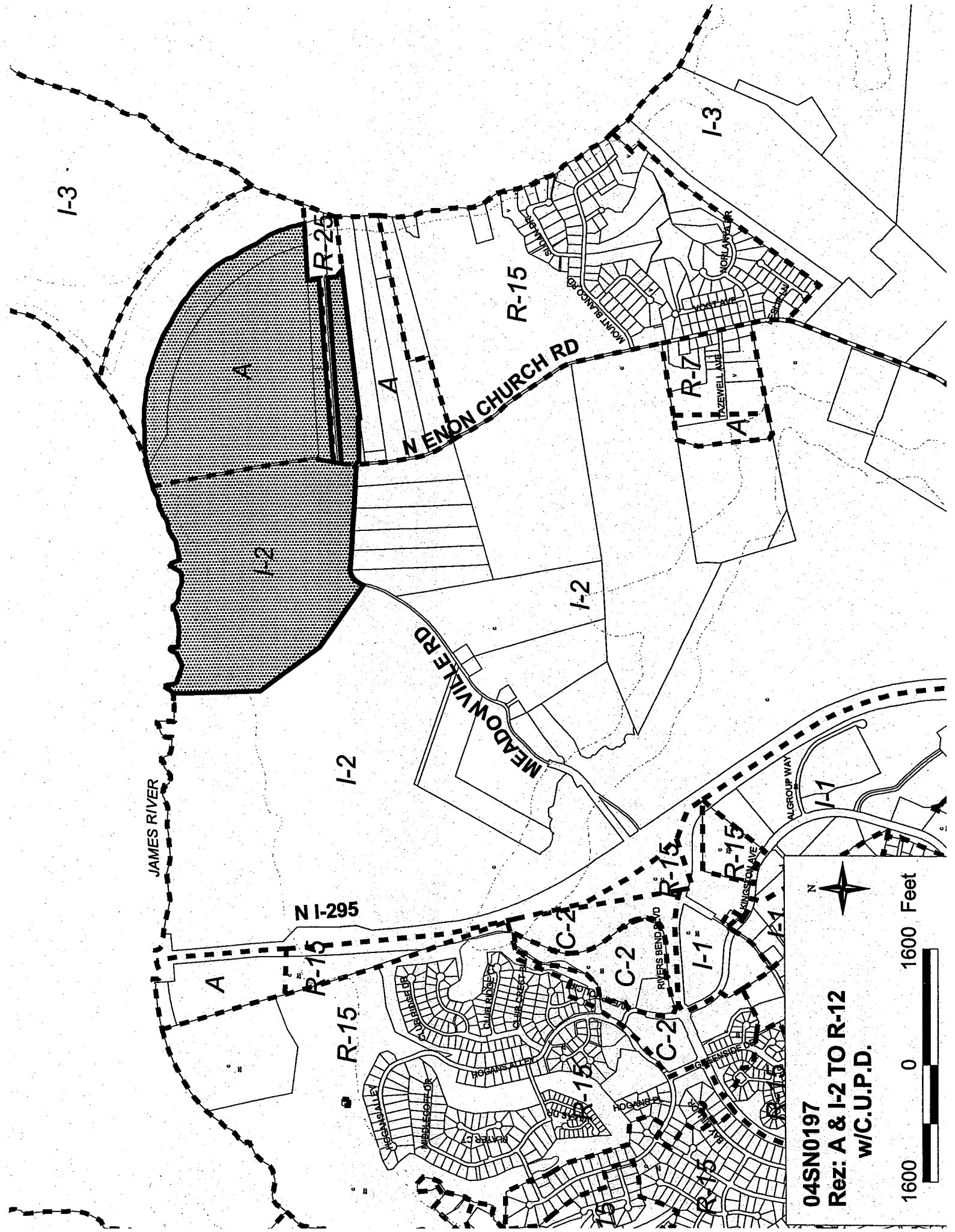
Planning Commission Meeting (2/17/04):

The applicant accepted the recommendation. No one spoke in favor of, or in opposition to, the request.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission recommended approval and acceptance of the proffered conditions on pages 2 through 7.

AYES: Unanimous.

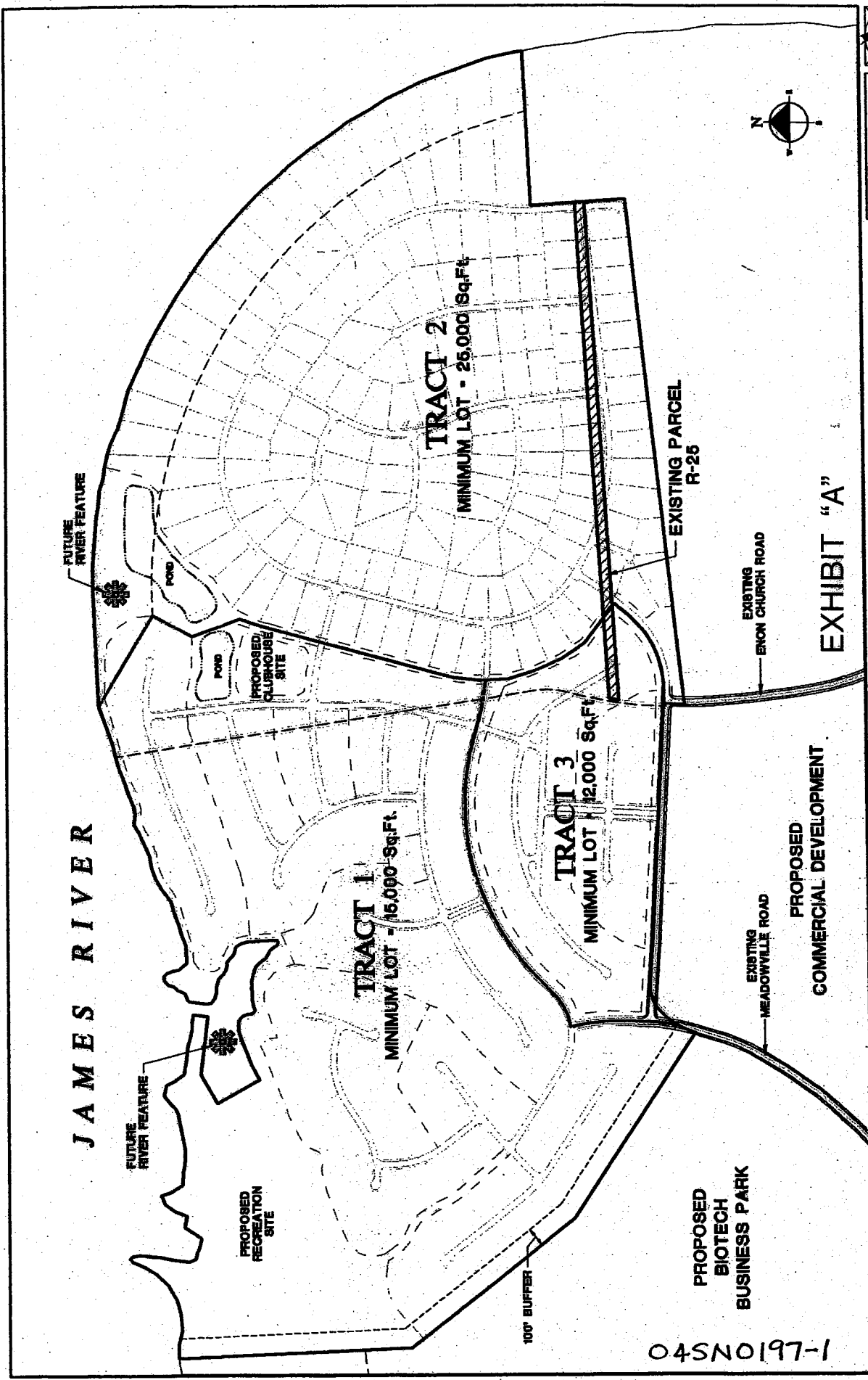
The Board of Supervisors, on Wednesday, March 10, 2004, beginning at 7:00 p.m., will take under consideration this request.



04SN0197

Rez: A & I-2 TO R-12
w/C.U.P.D.





JAMES RIVER

TRACT 1

MINIMUM LOT - 15,000 Sq.Ft.

TRACT 2

MINIMUM LOT - 25,000 Sq.Ft.

TRACT 3

MINIMUM LOT - 12,000 Sq.Ft.

EXISTING PARCEL
R-25

EXISTING
MEADOWVILLE ROAD

EXISTING
CHURCH ROAD

PROPOSED
COMMERCIAL DEVELOPMENT

PROPOSED
BIOTECH
BUSINESS PARK

EXHIBIT "A"

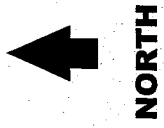


TIMMONS-KELLEY
ARCHITECTS
1000 SPRINGFIELD AVE., SUITE 200, WILMINGTON, DE 19801
TEL: (302) 484-2338 FAX: (302) 484-2333

MEADOWVILLE FARMS AT RIVER'S BEND CHESTERFIELD COUNTY, VIRGINIA
MASTER PLAN FEBRUARY 4, 2004

045N0197-1

CASE 04SN0197



THOROUGHFARE PLAN

N. ENON CHURCH RD.

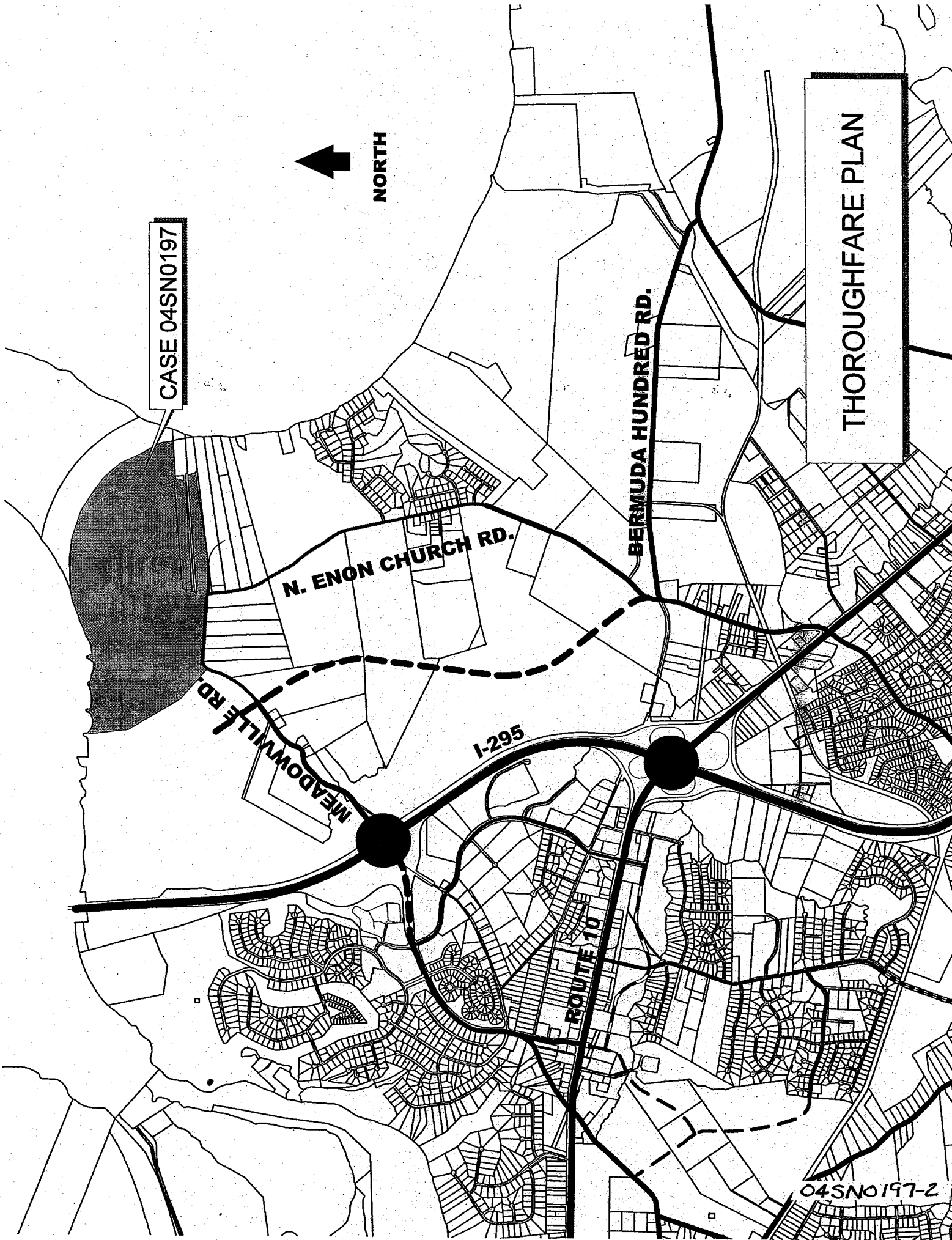
BERMUDA HUNDRED RD.

MEADOWVILLE RD.

I-295

ROUTE 10

04SN0197-2





NORTH

CASE 04SN0197

**NO CASH PROFFER CREDIT
FOR THIS IMPROVEMENT**

**CASH PROFFER CREDIT
FOR THIS IMPROVEMENT**

NORTH ENON CHURCH RD.

**FUTURE EXTENSION OF
INDUSTRIAL ROAD**

INDUSTRIAL ACCESS PROJECT

MEADOWVILLE RD.

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04SN0197-3